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Charlestown Navy Yard

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The Charlestown Navy Yard has played a prominent role in Boston's recent development history. Formerly an active naval installation that employed thousands of people, the Navy Yard is now home to approximately 1000 residents and an employment center for almost 2000 workers. The Charlestown Navy Yard boasts an active waterfront and is home to the Courageous Sailing Center, a free sailing program for Boston's youth.

Planning and development activities will continue to unfold as this 103 acre shipyard is transformed into an attractive and dynamic addition to the historic Charlestown neighborhood and the City of Boston. The most recent plans include the relocation of the New England Aquarium, which will be built on Dry Dock #2 in the Yard. This facility, when complete, will contain one of the country's largest marine exhibits and is expected to draw visitors from all over the world.

The Boston Redevelopment Authority, in its planning efforts, has emphasized that new development in the Navy Yard will directly benefit Boston's residents, particularly local Charlestown residents. To this end, the Authority is maintaining a goal that 25% of all housing constructed in the Navy Yard be affordable and made available to local families who meet income eligibility requirements.

The BRA is working closely with developers and the Charlestown Neighborhood Council and other local groups, to create a mix of homeownership and rental opportunities. Today there are 112 units of elderly rental housing which is available to low and moderate income people. In addition, the first new homeowners have begun moving into the 50 newly constructed townhouse units which were realized with assistance from the City's Neighborhood Housing Trust Fund to provide affordable, family-sized units. Many of these new residents are lifelong residents of Charlestown who are thrilled with the opportunity to live in this new, luxury waterfront community. Future plans call for the continued addition of affordable units in the Navy Yard.

Job creation is an equally important goal which is being realized in the Charlestown Navy Yard. The Massachusetts General Hospital is the largest employer in the Yard, occupying 630,000 square feet of medical research space. As each commercial office and retail component is added to the current inventory, the BRA will monitor the projects to assure that Boston residents receive as many of these newly created jobs as are possible. The Navy Yard will also provide opportunities for local small businesses to open shops which will cater to the retail needs of the office workers, new residents and visitors to the Charlestown Navy Yard. The projected build-out figures for the Yard call for the addition of up to 1.6 million square feet of commercial space by 1995, creating as many as 10,000 jobs in the Navy Yard.

The future commercial growth of the Charlestown Navy Yard is likely to follow the medical research industry's needs. In fact, recent projections forecast that over 1,000,000 square feet of space will be needed to satisfy the growing demand of Boston's medical industry. The Charlestown Navy Yard's commercial outlook for capturing a major part of this demand looks strong.

The Charlestown Navy Yard already is attracting thousands of visitors yearly to its vibrant Ship Yard park. Local residents of Charlestown enjoy a "walk to the sea" and heavily utilize the recreational amenities here. The future plans for the Navy Yard call for the creation of new parkland and the continuation of Harborwalk along the entire perimeter of the Yard so that public access to this important edge of Boston's waterfront is maintained. Over 30% of the Charlestown Navy Yard will be donated to public open space. The combination of parks, walkways, sailing programs, public boating facilities and Harborwalk provide Boston residents unique access to the water's edge.

Today, while many of the goals for the Charlestown Navy Yard have been realized, Charlestown residents, the Boston Redevelopment Authority and Navy Yard developers continue to refine the original Master Plan for the Yard in an effort to maximize public benefits and ensure that the revitalized Navy Yard will be an integral part of the Charlestown community. This effort will be ongoing as development review proceeds and final policies, programs and plans are viewed with respect to their consistency with the development of affordable and market rate housing, the preservation of historic buildings, creation of retail and commercial opportunities, the creation of new open space and the establishment of new public attractions. New development will be closely examined in the context of local transportation issues.

CHARLESTOWN NAVY YARD

By the early part of the next decade, the redevelopment of the Charlestown Navy Yard will be complete, providing an attractive and dynamic addition to the historic Charlestown neighborhood and the City of Boston.

This exciting new mixed-use community, occupying approximately 105 acres on the Charlestown waterfront, will feature 1829 units of new housing, of which 456 will be affordable; 1.6 million square feet of office and research space; 450,000 square feet of retail and hotel space, 214,000 square feet of museum and cultural space; and 35 acres (1.5 million square feet) of open space at a total development in excess of \$500 million.

New residential development at the Navy Yard will serve a population of 4,200, providing a substantial mix of rental, home ownership, and subsidized housing opportunities to members of the Charlestown community and residents of Boston. Commercial and retail development at the Yard will create a new satellite business center for Boston's growing economy, and provide approximately 8,700 permanent jobs.

In addition to the benefits of new residential and commercial uses, the Navy Yard's extensive open space and public amenities will create a vibrant new center of activity on the Boston harbor. New parks, walkways, sailing programs, public boating facilities, and the Harborwalk will provide Bostonians with access to the water's edge - one of the city's most valuable resources. New museums will provide an interesting look at Boston's unique heritage.

An overall Floor Area Ratio (FAR) of one will ensure that this new development is appropriately scaled for the Navy Yard site. With this FAR, the volume of total development will not exceed the total area of the Navy Yard.

Today, while many of these goals have been realized, Charlestown residents, the Boston Redevelopment Authority, and Navy Yard developers continue to refine the original Master Plan for the Yard in an effort to maximize public benefits and ensure that the revitalized Navy Yard will be an integral part of the Charlestown community. Approval of a Navy Yard Master Plan and the development proposals contained therein will guide the transformation of the Yard into a vital piece of Boston's urban fabric.

CURRENT CONDITIONS

Guided by the development goals outlined above, the Charlestown Navy Yard is presently emerging as a successful mixed-use waterfront community, benefitting both the Charlestown neighborhood and the city as a whole.

To date, the Charlestown Navy Yard is nearing 50 percent completion, and it is already substantially fulfilling its promise and potential as a significant social and economic resource for the City of Boston -- a "new town in town."

Prior to 1984, after an original period of publicly-financed infrastructure improvements totaling \$15 million, only four developments were under construction and less than \$41 million in private dollars had been invested in the Navy Yard. The last four years, however, have witnessed a 610 percent growth in private investment to \$294 million. This growth has elevated the Navy Yard to its position as one of the most exciting, diverse, and successful mixed-use redevelopment projects in the nation.

Progress to date on the goals and objectives outlined above has included:

HOUSING: A total of 683 housing units have been completed, 121 of which are affordable. An additional 521 units, of which 135 are affordable, are under construction or in the development pipeline, meaning they have been approved but are not yet under construction. This development includes a range of rental, home ownership, and subsidized housing opportunities, diverse locations and design, and a significant number of elderly units. Presently, affordable units comprise 21 percent of the total number of housing units at the Navy Yard, and the Yard supports a residential population of approximately 1,200 people. Additional residential development will bring the total of affordable units to 25 percent of the total housing units at the Navy Yard, and will bring the Navy Yard population to 4,200. The 25 percent ratio (456 units) of affordable housing within the Navy Yard will substantially increase the supply of affordable housing in the Charlestown community as a whole.

COMMERCIAL AND RETAIL SPACE: A total of 790,000 square feet of commercial office space has been completed to date, with 85 percent of this already leased. An additional 343,000 square feet of office space is under construction or in the pipeline, of which over 25 percent has been pre-leased. A total of 51,000 square feet of retail space has been completed, of which one-quarter has been leased and/or occupied. An additional 109,000 square feet of retail space is currently under construction or in the pipeline.

This space provides attractive and economical space for the expanding Boston economy and the resultant jobs that accompany this growth. Today over thirty different companies, ranging from small private insurance, accounting, financial, and high-tech companies, to public agencies and major medical research institutions occupy space in the Yard. These companies now provide a wide range of employment opportunities for over 2,500 people.

OPEN SPACE/PUBLIC ATTRACTIONS: Numerous open space components, recreational facilities, and public attractions are already available for public use or are under construction. The first two phases of the award-winning Shipyard Park have been completed, with attractive walkways, landscaping, benches, a children's play lot, a wading fountain/pool, and an outdoor performance area. Phase III of Shipyard Park, a 1,700-foot wooden boardwalk with landscaping, benches, and lighting, is currently under construction. The boardwalk will surround Drydock 2, which will serve as a tall ship/visiting ships port-of-call. Phase IV of Shipyard Park, a 580 foot extension of Pier 3, will add an additional 35,000 square feet of public open space to the Navy Yard's open space system.

The Courageous Sailing Center, a free youth sailing program with the two-time America's Cup winner "Courageous" as its centerpiece, began operating off Pier 4 in the summer of 1987. The program served over 750 youths, and will have expanded fleet capacity this year. An adult sailing program, similar to the popular community boating program on the Charles River, will begin operating on Pier 6 this summer.

Over 1.5 miles of the "Harborwalk" waterfront walkway in the Navy Yard has been completed. This walkway allows continuous, round-the-clock public access to the Navy Yard's water edge, allowing people of all ages, backgrounds, and physical abilities to enjoy the Harbor and its activities.

Pier 4, the public pier, will be upgraded, and activities there will be expanded. The pier - already the site of intense activity - provides a home for the Courageous Sailing Center and a public display site for the "Courageous", has a water taxi dock and concession stand, and also offers public transient docking. The pier area is also home to several ship attractions: The Spirit of Massachusetts, The Nantucket Lightship, the historic schooner Pilot, and various visiting ships and research vessels. Pier 4 is also the site of numerous "festival events", including Harborpark Day, the Tugboat Muster, and the Ferry Boat Parade, and has also been used for the site of the Charlestown Preservations Society's Ball, and other similar events. Pier 11, at the opposite end of the Yard, is a summer port for cruise ships touring the eastern seaboard.

Planning is now underway for additional parks, a winter botanical garden, and a Japanese garden at Building 42. Future plans also include developing the Ropewalk and Chain Forge Buildings into historic maritime museum attractions.

Taken together, completed projects and those in the development "pipeline", (i.e., tentatively approved but are not yet under construction), will provide approximately 1,333,000 square feet of commercial/retail development, which translates into approximately 6,300 permanent jobs; and 1,204 housing units, of which 256, or 21 percent, are affordable. To date over 943,485 square feet of public open space has been developed. It is anticipated that future development will include an additional 600,000 square feet of open space, for a total of over 35 acres of public open space within the Navy Yard.

CHARLESTOWN NAVY YARD - HISTORY

- ° 105 acre site
 - ° Operating US Naval Shipyard 1800-1974 closed 7/1/74
 - ° BRA purchased from the General Services Administration in 1978 in 3 pieces
- (1) Historic Monument Area 33 acres
23 existing historic granite/brick structures
being rehabed into a mix of office/housing
by 12 different developers
(Purchase price \$1)
- (2) Shipyard Park Parcel 16.4 acres
Includes 6 acre \$6 million park, public pier 4,
Drydock 2, and Pier 3
(Purchase price \$1)
- (3) New Development Area 56 acres
Comprised of piers and vacant land
being developed by the Raymond Group
(The Yard's principal developer) as a mix
of residential/retial/and marina development
(Purchase price \$1.74 million)

Was site of the First Naval Academy -1815

Was the site of the British shore landing for the Battle of Bunker Hill

- ° Launched First Ship "The Frolic" in 1813
The Merrimac was built here, and was captured
by the Confederates to be used in her
battle with the Monitor in the Civil War
- ° In all, over 250 Ships were built & launched
at the Yard and another 900 more were
repaired or refitted during its 174 history

**CHARLESTOWN NAVY YARD
MASTERPLAN BUILD-OUT
PROJECT TOTALS**

Total Housing	1,829	units
Total Affordable Housing	456	units
	(25%	total)
Office/Research Space	1,629,000	square feet
Retail/Hotel Space	450,000	square feet
Museum/Cultural Space	214,000	square feet
Open Space	34.5	acres
	(1,505,755	square feet)

Total Floor Area Ratio (FAR): 1

Total Gross Square Feet of Development: 4,611,600

Total Development Cost: \$500,000,000

GOALS AND OBJECTIVES FOR THE CHARLESTOWN NAVY YARD

The following goals and objectives for the Navy Yard Master Plan have been established by the BRA in conjunction with the Charlestown community and private developers within the Yard. Modifications have been made to reflect recent community input regarding the issues of affordable housing, open space, job creation, and transportation access.

- Develop market-rate and affordable housing and home ownership opportunities, with a goal of achieving an on-site affordable housing ratio of 25 percent.
- Produce attractive commercial and retail space to accommodate the expanding Boston economy, and to create a wide range of employment and business opportunities.
- Achieve a balance between residential, open space, commercial/retail, hotel, and waterfront uses.
- Create a substantial and attractive system of public open spaces, waterfront access, recreational opportunities, and exciting public attractions, for people of all ages and backgrounds to use and enjoy.
- Realize a maximum amount of public benefits, including construction and permanent jobs, new taxes, and various linkage programs.
- Limit the overall Floor Area Ratio (FAR) in the Navy Yard to approximately one, to ensure an appropriate scale of development.
- Rehabilitate the Navy Yard's many historically significant structures and elements, while successfully integrating contemporary urban design solutions to refit the Navy Yard for its new life.
- Establish a transportation access plan which will manage increased traffic levels to prevent traffic congestion in the Navy Yard and the Charlestown neighborhood.
- Maximize community participation and input into the planning and decision-making process which will shape the development and character of the Navy Yard.

YARDS END BUILDOUT COMPONENTS

The new plan for the buildout of the Navy Yard addresses the issues and goals which have been identified through the extensive community review process. The basic goals of the plan, which were identified early in the process and have remained constant throughout, are to produce a significant amount of affordable housing, to provide attractive open space and waterfront access and to provide a substantial number and wide range of employment opportunities. Further, these goals were to be achieved in a context of a balance among uses and acceptable traffic generation levels. The plan now proposed by the BRA addresses each of these goals.

By requiring a 31% affordable housing inclusion in the Yard's End Parcels, the overall Navy Yard percentage is increased to 25%. Of the affordable housing units to be constructed 242 (54%) will be rental and 214 (46%) will be home ownership. At full development, over 30 acres of open space will be built. To encourage the creation of new jobs while minimizing traffic impacts, the new plan steers commercial development into three specific uses: hotel, medical research and a nursing home facility. These uses produce jobs but do not generate as high a level of traffic as commercial office space.

CHARLESTOWN NAVY YARD YARD'S END PARCEL BUILD-OUT

Parcel	Land Area	Proposed Use	Gross Sq. Footage	FAR
Four	120,600	300 Market Housing Units, 50 Affordable Housing Units	420,000	3.48
Five	181,600	225,000 square feet of office/medical research space or 300 Bed Nursing Home	225,000	1.23
Six	137,600	(A) 125 Market Housing Units and 250 room hotel and a (B) 50,000 square foot public park	400,000	2.91
Seven	117,300	(A) 80 Affordable Housing Units (ownership) (B) 70 Affordable Housing Units (Rental) (C) 250,000 square feet of office or medical research space	430,000	3.60
Total	557,100	425 Market Housing Units 200 Affordable Housing Units 475,000 square feet of office or medical research space plus a 250 room hotel	1,475,000	2.65

HOUSING CREATION

Development of 625 housing units at the Yard's End is proposed; of this total 200 will be developed as affordable units. This total will be achieved by building housing at five locations on the four parcels with affordable units to be sited on three of the parcels. (Parcels 4, 7B and 7C). It is anticipated that the affordable housing will be offered as both home ownership (Parcel 4), and SHARP assisted rental (Parcel 7C), with 70 units developed as rental and 130 as home ownership.

The parcel by parcel breakdown is as follows:

Parcel	Market Rate	Affordable	Total
Four	300	50	350
Six	125		125
Seven		150	150
TOTAL	425	200	625
%	69	31	100

CONSTITUTION

- ° 30 Acre National Historic Park portion of the Navy Yard owned and operated by the Dept. of the Interior (National Park Service)
- ° Includes the USS Constitution, the oldest commissioned US Navy war ship, built in 1797 "Old Ironsides"
- ° Also includes the "Cassin Young", a World War II Destroyer Escort and the Consitution Museum
- ° Drew 1 million visitors in 1987

TUDOR WHARF/RAPIDS FURNITURE

- ° Developer: Myerson/Allen Co.
- ° Proposed 2 bldgs - 65' & 75' high comm/ret/office complex
- ° 45% open space
- ° 200 parking spaces under
- ° Harborwalk and water dependent attractions and/or commercial uses are planned

OVER

Myerson/Allen and Company, Inc.

TUDOR WHARF

Public Amenities and Water Dependent Uses

<u>1. Open Space</u>	Alternative #1		Alternative #2	
a. Public Plaza & Circulation	28,855. SF	29.%	42,515. SF	33.%
b. Sheltered Public Space	5,546. SF	6.%	5,546. SF	4.%
c. Roads & Dropoff	10,239. SF	10.%	11,198. SF	9.%
d. Landscaped area	2,466. SF	3.%	6,352. SF	5.%
e. Watersheet	15,960. SF	16.%	15,960. SF	12.%
f. Building Footprint	<u>36,028. SF</u>	<u>36.%</u>	<u>46,998. SF</u>	<u>37.%</u>
TOTAL	99,094. SF	100.%	128,569. SF	100.%

2. Public Access

- a. Pier Walkways
 - 1. Pier end - 35' open & 14' arcade
 - 2. North side of pier - 20' open
 - 3. South side of pier - 16' open
- b. Public access to buildings
 - 1. Alt. #1 - 72% public accessible
 - 2. Alt. #2 - 68% public accessible
- c. Public access to ground floor plane (total site area)
 - 1. Alt. #1 - 94% public accessible
 - 2. Alt. #2 - 91% public accessible

3. Public Amenities

- a. Water taxi dock
- b. Public plaza
- c. Public restrooms
- d. Restaurants and retail stores
- e. Pedestrian connection to Paul Revere Landing Park
- f. Improved Freedom Trail routing
- g. Parking availability for recreational uses

4. Water Dependent Uses

- a. Water taxi dock
- b. Historic ship exhibit and dock
- c. Berthing space for dinner/excursion boat
- d. Enhanced marina operation
- e. Tall Ship wharfage

LITTLE MYSTIC CHANNEL

The Little Mystic Channel is located between Terminal Street, the Charlestown High Athletic Facilities, and the Charles Newtown Housing Development. It is bordered with a concrete walkway around the perimeter, fencing, lighting and benches. The area has been neglected for some years, seating areas have been removed, fencing is missing and lighting is lacking.

MORAN TERMINAL

- ° Massport facility
- ° Opened 1971 ° 44 acres
- ° Handles 45,000 containers/year
seven ships per week
- ° Mainly high value finished consumer goods;
computers and machinery, etc.

DOMINO SUGAR

The Domino Sugar facilities are located next to the former Revere Sugar on Medford Street and the Mystic River. Domino Sugar ceased its operations in Boston during the early 1980's and now relies on its New York based operation. It is located in a proposed Maritime Economy Reserve Zone.

- ° New developer - Harold Brown
- ° 20 acre site - existing bldg = 250,000 sq.ft.
of manufacturing space
- ° deep water piers

REVERE SUGAR

The Revere Sugar site is located on Medford Street and the Mystic River in Charlestown. Revere Sugar closed in the late 1970's when it stopped operating a sugar warehouse and shipping facilities. This site is located in a proposed Maritime Economy Reserve Zone. The site was acquired by the Massachusetts Water Resources Authority as a roll-on, roll-off facility for the construction at Deer Island and clean-up of Boston Harbor.

PIERS 48, 49, 50

The piers were built in the 1950's and stopped functioning around 1974-75 when Boston updated to containerization. These piers are currently idle with the exception of Pier 50 which is used to store salt. Massport owns these piers which are located in the proposed Maritime Economy Reserve Zone.

The Schrafft Center

The Schrafft Center, a former candy factory has recently been renovated by the Flatley Company. Comprising 600,000 square feet, the renovation of the Schrafft Center resulted in the creation of approximately 2,500 permanent jobs. The building is utilized by a variety of firms for office space, light manufacturing, and research and development space. In addition to retail space the redevelopment also offers a restaurant, health club, and day care facility.

Located on the Mystic River in Charlestown, the project exemplifies many of the goals of the city's waterfront development policies. The Schraffts Center offers many public amenities including: 3.2 acres of public open space, a water transportation terminal for water shuttle service, public boat landing ramps, and a sailing program for the City's youth. In addition, the entire perimeter of the site has been made accessible to the public by the creation of 630 lineal feet of Harborwalk linking the site to the adjacent J.J. Ryan playground which is currently undergoing \$460,000 in renovations and improvements under the auspices of the City of Boston Parks and Recreation Dept. Finally, the Schraffts Center will contribute \$2,400,000 to the City's linkage fund for the creation of affordable housing and the provision of job training for City of Boston residents.

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THE SCHRAFFT CENTER

The Schrafft Center, a former candy factory, is being renovated by the Flatley Company. Located on Bunker Hill Street and the Mystic River, it will offer many public amenities - including a park on the waterfront, water transportation terminal, public boat landing ramps and a sailing program for city youth. Harborwalk linear feet equals 630, with public open space totalling 3.2 acres.

The Schrafft Center will be primarily office space and will include a health center as well as a children's day care center for employees.

- ° Developer: The Flatley Company
- ° 16 acre site - 588,000 sq.ft. of office space w/some retail & commercial
- ° 630 linear feet of Harborwalk, open space/park area, public marina & boat launch, sailing program, water shuttle
- ° Approx. 2,500 permanent jobs possible

